

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

08-157

Orleans

EAS.1308

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): North Eastham

Photograph



Address: 45 Oak Road

Historic Name: Whiting House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1929

Source: Title and mortgage records

Style/Form: Craftsman/ Bungalow

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
None

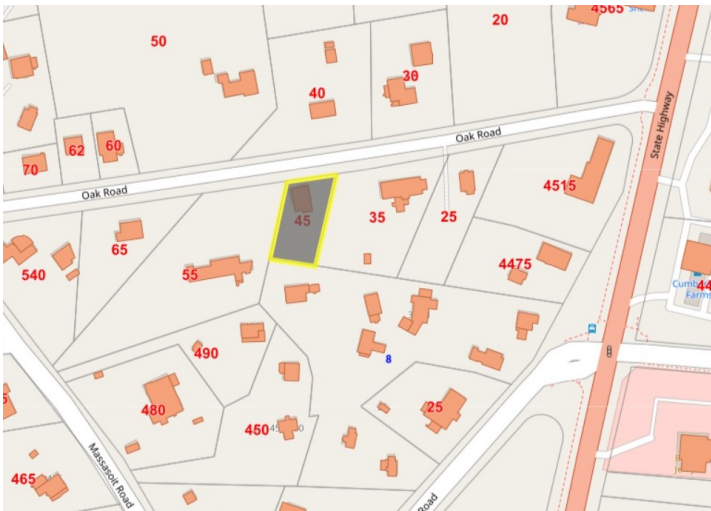
Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.27 acres

Setting: This property is located on the south side of Oak Road just west of the State Highway. The surrounding area includes modest houses built in the mid- to late-20th century, and a professional office. This house is set fairly close to the street. A dirt track driveway leads past the west side of the house. Mature shrubbery and trees partially obscure the house from view.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

45 OAK ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Whiting House, built in ca. 1929, is a charming, intact example of a Craftsman Bungalow. Character-defining features include the roof extending forward at a shallower pitch on the front elevation enclosing a porch; the centered shed dormer on the front roof slope; and the overall side-gable form with a clipped shed roof. The building rests on a raised concrete block foundation. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles and has deeply-projecting eaves with exposed rafter tails (another feature of Craftsman Bungalows). The porch across the front elevation appears to be enclosed with mullioned windows with a creative variety of muntin patterns. Additional fenestration includes 6/1 wood, single-glazed, double-hung sash which may be original.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

As can be seen on the 1910 Barnstable County Atlas (Figure 2), Oak Road was located south of the North Eastham Train Station, and connected the County Road (aka State Highway) to Massasoit Road where Brackett General Store was located. The store was cited as a reference point in early-20th century parcel descriptions on Oak Road.

This house has an Assessor date of 1923. According to title research, the earliest discoverable deed is in 1929, when Edward W. Whiting, unmarried, sold this parcel to Charles S. Whiting, both of Eastham.¹ That deed did not reference a dwelling or buildings, but two days later Charles S. Whiting took out a mortgage for \$3,000 and the mortgage did reference buildings.

Braintree-born Charles S. Whiting (1873-1948) married Hingham-born Minnie Simmons Young (1873-1966) in Braintree in 1904. As of the 1910 census, they were living in a rented house in Peabody and he was working in a shoe factory. By 1920, they were living in a rented house in Weymouth and he was working as an assistant store keeper for a ship yard. They eventually retired to Eastham.

Their son, Edward Wallace Whiting (1908-1977), was living with them on Oak Road as of the 1930 census, and he was working as a shell fisherman. He married Frances Newcomb in 1938, and they were still living with his parents as of the 1940 census.

¹ Barnstable County Registry of Deeds, Book 461/ Page 511.

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Edward was working as a truck driver for a retail lumber company and Frances (1913-1982) was a machine operator for a curtain factory. Deed research has not yielded any deeds prior to 1929 wherein Edward Whiting was sold this land on Oak Road. The question is whether the unmarried Edward W. Whiting in the 1929 deed is Charles and Minnie's son. If he was, why was a 19-year old selling this land to his parents.

The United States Geological Survey (USGS) began conducting Cape-wide aerial photographic surveys in 1938. In that first series, this house is shown as one of three along Oak Road (Photo 3). After Charles' death, this house passed to Minnie, and in 1960 she conveyed it to her son and daughter-in-law.² In 1971, they sold it to Daniel P. and Francine Catalano of Rye, NY. This was the first time this house passed from local ownership to seasonal use. In 1974, they sold it to William G. and Cylinda F. Walker of Somerville.³

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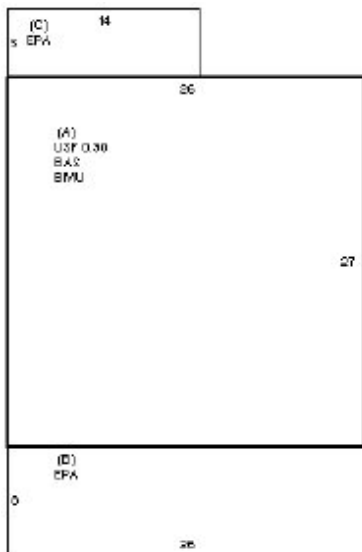


Figure 1. Assessor Sketch.



Photo 2. View from oak Road, looking southwest.

² Book 1101/ Page 290.

³ Book 1987/ Page 10.

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Figure 2. Detail of 1910 Barnstable County Atlas (arrow to future site of 35 Oak Road added).



Photo 3. Detail of 1938 USGS aerial survey (arrow to 45 Oak Road added).